

Brownfields Assessment Demonstration Pilot

Phoenix, AZ

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

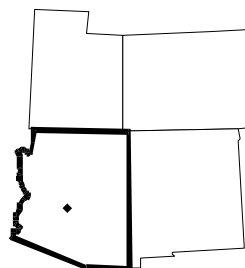
BACKGROUND

EPA selected the City of Phoenix for a Brownfields Pilot. In 1990, the city's population was 983,403, with an 18 percent minority rate. The city selected as the Pilot's focus area the Rio Salado community, including the federally designated Enterprise Community (EC), several city-designated redevelopment areas, and neighborhoods adjacent to the Rio Salado Habitat Restoration Project Area. The Salt River (Rio Salado) channel bisects the 20-square-mile targeted area. The Rio Salado community encompasses several neighborhoods that the city has targeted for revitalization, including Rio Vista and South Phoenix Village. A mixture of deteriorating homes, small industrial properties, abandoned structures, and large expanses of vacant land characterizes the Rio Salado area. This area has a population of approximately 28,000, most of whom (88 percent) are minorities. Nearly half of the households exist at or below the federal poverty level, and the unemployment rate is three times the citywide average.

OBJECTIVES

The Pilot plans to establish a program to assist private property owners and developers in overcoming brownfields obstacles. The city will seek to coordinate brownfields activities among several city programs

PILOT SNAPSHOT



Phoenix, Arizona

Date of Award: September 1997

Amount: \$200,000

Profile: The Pilot targets the 20-square-mile Rio Salado community, including the federally designated Enterprise Community, several redevelopment areas, and neighborhoods adjacent to the Rio Salado Habitat Restoration Project Area.

Contacts:

City of Phoenix, Office of
Environmental Programs
(602) 256-5669

U.S. EPA – Region 9
(415) 744-1207

Visit the EPA Region 9 Brownfields web site at:
<http://www.epa.gov/region09/waste/brown/index.html>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

and streamline internal processes. One objective of the Pilot is to encourage owners and developers to request city assistance for their brownfields sites. The Pilot plans to select several high-priority sites that are good candidates for environmental restoration and redevelopment activities. The initial community involvement process will educate community and neighborhood groups about the brownfields program.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Identified 18 priority brownfields sites, including one high-profile Pilot site (East Washington Fluff site) to highlight the existence and effectiveness of the Phoenix Brownfields Land Recycling Program;
- Completed environmental assessments at 10 targeted sites;
- Created an expedited city development review process that has been used successfully in four redevelopment projects;
- Incorporated brownfields information into the city's General Plan;
- Developed numerous resources to provide information on the Pilot, including tailored resource packages, a general information brochure, a quarterly newsletter called "Brownfields Bulletin," several articles to promote the brownfields program, and a brownfields web site;
- Developed an application form and eligibility criteria that are available to potential customers of the Phoenix Brownfields Land Recycling Program;
- In conjunction with the Arizona Department of Environmental Quality, conducted an annual, one-day Phoenix Brownfields Conference for the general public; and
- Completed activities toward compilation of an inventory of potential sites within the targeted area.

The Pilot is:

- Continuing discussions and cooperation among stakeholders such as realtors, developers, lenders, regulatory agencies, utility companies, and community groups to promote solutions to brownfields problems; and

- Completing community involvement activities in targeted areas to solicit community concerns about brownfields and to identify preferred end uses for those properties.

LEVERAGING OTHER ACTIVITIES

Experience with the Phoenix Pilot has been a catalyst for related activities, including the following:

- An environmental assessment was completed at the East Washington Fluff site with funds leveraged by the Pilot.
- The Pilot leveraged the completion of cleanup activities and the initiation of redevelopment activities at the Peoria Avenue, West Plaza, Desert ABCO Market, Metro North Corporate Park, 4211 E. Baseline, and 4616 S. Central sites.
- The Pilot leveraged a total of \$19 million for cleanup and redevelopment activities.
- The Pilot has established a relationship with several lending institutions to provide information on sources of capital to site developers, including institutions that fund community investments for major financial institutions and provide loans to small and medium-sized businesses.